

TOWN OF PLYMOUTH PLANNING COMMISSION
AND ZONING BOARD OF ADJUSTMENT

APRIL 6, 2021

Chairman, Mike Coleman called the meeting to order at 7:10 P.M.

Board members in attendance were Mike Coleman, Jay Kullman, Bruce Pauley, and Anne Brown. In attendance via Zoom was Keith Cappellini.

Audience members in attendance were Corsi Norniella and Michael Cusato.

Anne Brown made a motion to approve the minutes of the March 2, 2021 meeting. Jay Kullman seconded the motion. The minutes were unanimously approved, as written.

Mike Cusato, representing Corsi Norniella, presented the architectural drawings for the revised application to build an attached garage and deck to the existing structure. The original application to add a 22' x 24' garage was amended to 27' x 28' to accommodate the size of his vehicle. Other changes from the original plan replaced a breezeway with an expanded kitchen and loft storage space above the garage and an additional 14.8' x 14.8' deck off the kitchen.

In addition, he gave a detailed explanation of the site plan and spoke to the need for a variance with regards the front set back requirement. The topographical limitations of the parcel regarding slope to the Black River and wetland areas makes placement of the garage within the set-back area a necessity. He is requesting to place the garage within 41' of the roadway. He stated the foundation of the garage will be slab on grade, with no basement under the new addition. The existing driveway will be eliminated, the new driveway will be placed appropriately to the garage.

Concerns raised by board members of the effect of snow plowing along Scout Camp Rd. with regards the garage placement and a 50' riparian buffer from the flood plain were discussed.

The hearing was closed at 7:40 P.M.

Mike Coleman reported that a mylar for the 9 Scott Terrace sub-division has not been submitted. The board discussed the difficulties that pandemic property transfers and increased zoning applications have had on licensed surveyors, building contractors and suppliers. Mike made a motion to extend the deadline for Tom Derlinga to submit a mylar regarding his conditional use application by 45 days. Anne Brown seconded the motion. All were in favor.

With regards the Joseph Trainor conditional use application, Mike stated he observed soil in the floodway and will send a letter to the property owner and the consultant, Tom Mitchell.

Regarding the Graham property on Kingdom Road, he noted a Waste Water Permit has not yet been received. He spoke to the contractor on site.

Zoning violations seem to be more prevalent. A formal complaint has been served for a violation at 22 Amherst Rd. Town Zoning Administrator, Jim Allen, and a state shoreland permitting agency are aware of this violation.

Jay Kullman discussed Vermont Act 164, the Cannabis Commercialization Law, enacted in 2020. Municipalities must opt in to allow recreational cannabis retailers or integrated licenses by vote and may

develop additional regulations and licensing requirements. The Select Board asks the Planning and Zoning Commission to make a recommendation. The board noted the zoning ordinance allows non-formula retail in the Village Zone and rural small enterprises in the rest of the zoning designations and could accommodate a cannabis dispensary. Mike noted the Town Plan addresses the need to promote new enterprises. He suggested a publicly warned informational meeting before a town vote. The deadline for municipalities to opt in is May, 2022.

Deliberations of the Corsi Norniella hearing for a Variance and Conditional Use followed.

Mike Coleman reviewed the required standards for the application, noting the minimum energy standards as stated in the Vermont Residential Building Energy Code will be required, that parking is addressed, there are no additional bedrooms, and the character of the neighborhood will not be changed by this addition.

He noted there are unique physical circumstances – the floodway, the curve of the road, and topographical features that qualify this project for a variance. The plan design matches the existing structure, and does not affect the essential character of the area. There are other existing houses in the area that are also close to the road. The structure is not in the flood hazard overlay, and is approximately 90' from Black River.

Anne Brown made a motion to approve a variance to be at 41' of center of Scout Camp Rd. Jay Kullman seconded the motion. All voted in favor of the application as presented.

At 8:35 P.M. Bruce Pauley made a motion to adjourn the meeting. Anne Brown seconded the motion. All approved.

Respectfully submitted,

Elaine Pauley